



Town of Parry Sound Development Charges Determination

APPLICANT INFORMATION:

Applicant: _____

Telephone Number: _____

Email: _____

OWNER INFORMATION (If different from Applicant):

Owner's Name: _____

Telephone Number: _____

Email: _____

PROPERTY DETAILS:

Civic Address: _____

Roll Number: _____

PLANNING USE ONLY	
Are there previously approved planning applications:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of application:	
Date of submission:	
DC Fee Received:	<input type="checkbox"/> Yes, Date: _____ <input type="checkbox"/> No

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DEVELOPMENT CHARGES DETAILS:

Section A: Development Charges (DCs):

Development charges are not applicable for ancillary and accessory units

Development Type		Fee	Total
Column A	Column B	Column C	Column D
<u>Residential</u>	<u>Number of Units</u>	<u>Fee Per</u> Residential	<u>Total</u>
1) Single and Semi-Detached Dwelling		\$7,495	\$
2) Other Multiples		\$5,805	\$
3) Apartments – 2 Bedrooms +		\$5,590	\$
4) Apartments – Bachelor and 1 Bedroom		\$3,323	\$
5) Special Care/Special Dwelling Units		\$3,374	\$
6) <u>Commercial/Industrial</u>	<u>Total Gross Floor Area (GFA):</u>	\$2.82 per square foot of GFA	\$
<u>Section A Total: Development Charges:</u>			\$
<u>Mandatory Phase-in of Development Charges By-law Payable</u>			Year 1 - 80%
<u>Development Charges Payable</u>			\$
Are exemptions applicable per Section 3 of applicable By-laws? Yes, credit charges, No, Nil			(\$)
<u>Section B Discount for Rental Housing per Development Charges Act</u>			(\$)
<u>Section C Credits for Conversion/Demolition or Previously Paid DCs</u>			(\$)
<u>Total:</u>			\$
Please Note: Water and Sewer Servicing Fees may apply upon application for Water/Sewer Connection. For more information, please see www.parrysound.ca .			

Section B: Development Charges Discounts for Rental Housing:

Development Type		Reduction	Total
Column A	Column B	Column C	Column D
<u>Residential</u>	<u>Charge from Column D in Section A</u>	<u>Percentage</u>	<u>Total B x C</u>
3 or more bedrooms		X - 25%	\$
2 bedrooms		X - 20%	\$
All other quantities		X - 15%	\$
<u>Section B Total: Rental Housing Discount</u>			\$

Section C: Development Charges Credits:

Development Charges Credits		Reduction	Total
Column A	Column B	Column C	Column D
<u>Type of Credit</u>		<u>Rate</u>	<u>Total</u>
Services in Lieu (Per agreement under Section 39 of DC Act)			\$
Demolition/Conversion Credits			
<u>Residential</u>	<u>Number of Dwelling Units:</u>		
1) Single and Semi-Detached Dwelling		(\$7,495)	\$
2) Other Multiples		(\$5,805)	\$
3) Apartments – 2 Bedrooms +		(\$5,590)	\$

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4) Apartments – Bachelor and 1 Bedroom		(\$3,323)	\$
5) Special Care/Special Dwelling Units		(\$3,374)	\$
6) <u>Commercial/Industrial</u>	<u>Total Gross Floor Area (GFA):</u>	(\$2.82) per square foot of GFA	\$
<u>Section C Total: Development Charges Credits</u>			\$

PAYMENTS DUE:

- At approval of one the following planning applications on _____(Date)
(please circle applicable application)
- Passing of a Zoning By-law or an amendment
 - Approval of a minor variance
 - Conveyance of land to which a by-law is passed (not subject to part-lot control)
 - Approval of a plan of subdivision
 - A consent
 - The approval of a description under section 9 of the condominium act (modification/amendment of a plan of subdivision)
- The issuance of a building permit
- Rental Housing – 6-year annual installment payment plan with the first installment of _____ due upon the date of occupancy permit for rental housing per legislation on _____ (Date), and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

As per section 26.2 of the Development Charges Act, 1997 the first installment of the development charges is now due, with the remainder due in annual installments, refer to the schedule below for the future due dates.

Date	Principal Payment	Interest Payment	Total Payment	Principal Outstanding
Building Permit Issuance				
Building Occupancy				
1 st Anniversary of Occupancy				
2 nd Anniversary of Occupancy				
3 rd Anniversary of Occupancy				
4 th Anniversary of Occupancy				
5 th Anniversary of Occupancy				

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6 th Anniversary of Occupancy				
Total				

Director of Finance/Treasurer or Manager of Revenue/Taxation

Date

ACKNOWLEDGEMENTS

Acknowledgement of the Installment Payment Schedule for rental housing and the first installment payment shall be due within fifteen (15) days of the Installment Payment Schedule being provided. It will be the responsibility of the person responsible to pay development charges to provide payment in a prompt and timely manner as per the schedule, no further notification of upcoming payments will be given.

If any development charges (including interest) are unpaid, those development charges (including interest) may be added to the tax roll and collected in the same manner as taxes with section 32 of the Act. An administrative fee may apply per the Town's fees and charges by-law.

The undersigned as an authorized representative or owner of the property is acknowledging receipt of the Schedule of DC Installment Payments permitted under section 26.1 of the Act.

Authorized Representatives / Owner Signature

Company Name

Address

Date